

AGENDA

MEETING OF THE MAYOR AND ALDERMEN

DECEMBER 18, 2003

1. Recommend approval of the minutes of the meeting of November 25, 2003.
2. Recognition of the St. Vincent's Academy volleyball team for winning the Georgia High School Association Class AAAAA State Volleyball Championship.

ALCOHOLIC BEVERAGE LICENSE HEARINGS

3. E. Bruce Adams t/a Teaser's Cafe, requesting to transfer a liquor, beer and wine (drink w/Sunday sales) license from J. Neal Scott, Jr. t/a Teaser's Cafe at 416 W. Liberty Street, which is located between Martin Luther King, Jr. Boulevard and Montgomery Street in District 1. Recommend approval.
4. Chris Costa t/a Eckerd Corporation d/b/a Eckerd Drugs #1062, requesting to transfer a beer and wine (package) license from Monica Green t/a Eckerd Corporation d/b/a Eckerd Drugs #1062 at 10402 Abercorn Street, which is located between Tibet Avenue and Magnolia Street in District 6. Recommend approval.
5. Tracy Holmes t/a Churchill's Pub, requesting to transfer a liquor, beer and wine (drink w/Sunday sales) license from 9 Drayton Street to 13-17 W. Bay Street, which had a 2001 beer, wine and liquor (drink) license and is located between Bull and Whitaker Streets in District 1. Recommend approval.

PUBLIC HEARINGS

- 5.1. Budget Hearing A hearing to present information and receive comments concerning the proposed 2004 Service Program and Budget for the City of Savannah. (See "ORINANCES".)
6. Metropolitan Planning Commission (Z-031112-54424-2), recommending an amendment to the Comprehensive Plan to adopt the Thomas Square Streetcar Historic District Land Use and Zoning Plan. This plan seeks to implement corrective strategies to achieve residential redevelopment by restoring the established pattern of residential development, commercial redevelopment by concentrating commercial development in nodes and

corridors, retention of mixed use pattern by permitting low impact commercial uses in residential districts and residential uses in commercial districts, economic redevelopment by encouraging development of the Bull Street corridor as a "main street" for the Thomas Square and Metropolitan neighborhoods, and general community redevelopment by identifying opportunities for compatible commercial and residential redevelopment. (See "RESOLUTIONS".) Recommend approval.

ZONING HEARINGS

7. Metropolitan Planning Commission (Z-031112-54424-2), recommending approval of map and text amendments for portions of the Thomas Square, Metropolitan and Baldwin Park neighborhoods. The affected area is generally bounded by Anderson Lane, Price Street, Victory Drive, and an irregular edge on the west between Jefferson Street and Montgomery Street. The proposed text amendments replace 15 zoning districts with four new districts: TN-2 (Traditional Neighborhood - 2), TC-1 (Traditional Commercial - Neighborhood), TC-2 (Traditional Commercial - Corridor), and CIV (Civic and Institutional). The amendments also identify permitted uses; establish development standards and design standards for each new district; and establish parking and lighting standards, new definitions, and review procedures for compatibility and appropriateness. Recommend approval. The rezoning is based on the *Thomas Square Streetcar Historic District Land Use and Zoning Study* and the *Baldwin Park Neighborhood Redevelopment Plan*. This is the initial phase of the citywide Zoning Ordinance and Comprehensive Plan update Council requested.
8. Ramsey Khalidi, Agent, Don Waters, President of Savannah Paint Manufacturing Company, Property Owner (Z-03130-60313-2), requesting to rezone 100 W. Lathrop Avenue from BG-1 (General Business, Transition) to I-L (Light Industrial). The Metropolitan Planning Commission (MPC) recommends approval because the proposed rezoning is consistent with the City's Future Land Use Plan and will establish a zoning district that is compatible for the surrounding neighborhood. (See "ORDINANCES".) Recommend approval of I-L-B (Light-Industrial-Business), which does not permit alcoholic beverage sales.
9. C. Grover Zipperer, Jr., Owner (Z-031016-57298-2), requesting to rezone 6719 Skidaway Road from PUD-IS-B (Planned Unit-Development-Institutional) to B-N (Neighborhood Business). MPC recommends denial of the rezoning request, but approval of a Special Use for a Plant Shop at 6725 Skidaway Road within the current PUD-IS-B zoning. The requested rezoning is not consistent with the City's Future Land Use Plan and would create a nonconforming use (caretaker's quarters) on the property. Recommend approval of the MPC recommendation.

10. Metropolitan Planning Commission (Z-031028-33375-2), recommending to amend Section 8-3025(b), B and I Use Schedule, Use (82a), Subsection (c) to eliminate shipping containers as accessory storage buildings. Shipping containers are a blighting influence when used as accessory storage buildings. Recommend approval.

PETITIONS

11. Quit Claim Deed – Clarence McGee, Jr. A resolution to authorize granting a Quit Claim Deed to Clarence McGee, Jr. for the abutting north fifteen feet of Lot 15, Wright Ward (PIN 2-0091-17-013) for a nominal fee as provided under Georgia Code Section 36-37-6(g) for property too small or irregularly shaped to be independently developed. Recommend approval. Clarence McGee, Jr. owns 102 W. 51st Street and is the only abutting property owner. He will incorporate this remnant parcel into his yard and maintain it.
12. Robin L. Hadock for Mercy Housing System – Petition #9684, requesting the City to declare 637 W. 40th Street (PIN 2-0073-26-024), also known as Lot 1, Washington Row, surplus and to transfer it to the Chatham County/City of Savannah Landbank Authority for transfer to Mercy Housing. Recommend approval. Neighborhood Housing Services deeded the property to the City in August 2000. Mercy Housing will pay closing costs and use this and other City-owned parcels to reduce the number of rental units constructed along W. 40th Street Lane for the Heritage Corner and Heritage Row Apartments low-income housing tax credits project.
13. John R. Turner – Petition #9671, requesting encroachments by three second-floor balconies with canvas awnings over the River Street sidewalk for a restaurant at 417 E. River Street (a portion of PIN 2-0004-12-006). Recommend advising the petitioner that the encroachments, which are consistent with other structures on River Street, grant no rights to the property and, if ever required by the City, must be removed at the petitioner's expense.
- 13.1. Jerry Whitlow for 410 Montgomery, LLC – Petition #9597, requesting to encroach onto City rights-of-way with four sets of above-ground bay windows, two steps for fire exits, and a fenced gate for condominiums to be constructed at 410 Montgomery Street, which is located at the intersection of Jones and Montgomery Streets. Recommend advising the petitioner that the encroachments are subject to design review approval; must leave room for at least a four-foot wide sidewalk; and grant no ownership rights to the property and, if required by the City, must be removed at the petitioner's expense.

- 13.2. Julius L. Palefsky and All Other Heirs – Petition #9707, requesting to transfer Bonaventure Cemetery, Section P, Lot 195, Space 1, 2, 3, 4, 9, 10, 11 and 12, from Sarah Lasky (deceased grandmother) to Harry A. Palefsky and Morris N. Palefsky. Recommend approval. Records on file in the Office of the Clerk of Council, Bonaventure Cemetery, Book of Titles C, Folio 105, show this lot in the name of Sarah Lasky. There is no reason transfer should not be made as requested by her heir.

ORDINANCES

Second Readings

14. Budget Ordinance. An ordinance to adopt the 2004 Service Program and Budget proposed by the City Manager with certain changes. Recommend approval.
15. Revenue Ordinance. An ordinance to raise revenue for the City of Savannah the same as was adopted and amended for 2003 with certain changes. Recommend approval.
16. Regulatory Ordinances. Ordinances to amend the *Subdivision Regulations* regarding subdivision and site plan review to more clearly define the role of the City Engineer, remove outdated language, and change rules regarding surety bonds so that utility warranties are used instead; to amend the *Red Light Camera Enforcement Ordinance* to make the appeals process clearer and to allow more discretion to the administrative judge; and to amend the *Wrecker Services Ordinance* to reflect recent changes in State Law that allow cities to require each wrecker service doing private property towing to purchase an annual permit conditioned on compliance with applicable State Law and City ordinances. Recommend approval.

First and Second Readings

17. Text Amendment (Z-031001-58676-2). An ordinance to amend Section 8-3029, *Cuyler-Brownville Planned Neighborhood Conservation (P-N-C) District*, to streamline the design review process, revise the demolition and protective maintenance policies, and provide design guidelines and standards for high-quality, architecturally compatible, infill housing and renovations that will benefit the neighborhood and its residents. Recommend approval.
18. Map Amendment (Z--031001-58924-2). An ordinance to extend the Cuyler-Brownville Planned Neighborhood Conservation (P-N-C) district to include Phases II and III of the Cuyler-Brownville neighborhood. Recommend approval.

19. Text Amendment (Z-031014-38777-2). An ordinance to amend Section 8-3025 (d) to create development standards in the B-G-2 (General Business - Transition) zoning classification. Recommend approval.
20. Rezoning (Z-030922-41236-2). An ordinance to rezone 3 East Lathrop Avenue from I-L (Light Industrial) to P-B-G-2 (Planned General-Business, Transition 2) and to make a Future Land Use Map change from "Single-Family Residential" to "Heavy Commercial." Recommend approval.
21. Rezoning (Z-030717-62507-2). An ordinance to rezone 8115 and 8117 Waters Avenue from R-6 (One-Family Residential) to PUD-IS-B (Planned Unit Development-Institutional) and to make a Future Land Use Map change from "Single Family Residential" to Retail/Office/Commercial" subject to Section 8-3031 (D)(1)(a), *Master Plan and General Development Plan*. Recommend approval.
22. Rezoning (Z-03130-60313-2). An ordinance to rezone 100 W. Lathrop Avenue from BG-1 (General Business, Transition) to I-L-B (Light-Industrial-Business). Recommend approval.
23. Truck and Bus Traffic – Mildred Street. An ordinance to prohibit truck and bus traffic on Mildred Street between I-516 and Montgomery Street. (Traffic Engineering Report approved November 25, 2003.) Recommend approval.
24. Parking Meters. An ordinance to authorize two-hour parking meters on the north side of Jones Street between Montgomery and Jefferson Streets, on the south side of Charlton Street between Montgomery and Jefferson Streets and on the east side of Montgomery Street between Jones and Charlton Streets. (Traffic Engineering Report approved November 25, 2003.) Recommend approval.
25. No Parking. An ordinance to prohibit parking on Quail Hollow Drive on both sides of the curve starting approximately 145 feet north of Peachtree Drive and extending for 180 feet through the curve section. (Traffic Engineering Report approved November 25, 2003.) Recommend approval.

RESOLUTIONS

26. Thomas Square Land Use and Zoning Plan. A resolution to adopt the Thomas Square Streetcar Historic District Land Use and Zoning Plan. Recommend approval.

- 26.1. International Property Maintenance Code. A resolution to adopt the International Property Maintenance Code as amended excluding Chapter 1, *Administration*. Recommend approval. Georgia recently adopted the 2003 International Property Maintenance Code as an optional code. In order for a local government to enforce an optional code, the local government must adopt the code and notify Department of Community Affairs.
- 26.2. Battlefield Park Acquisition. A resolution to authorize the purchase of the 9.5 acre battlefield site located between the roundhouse complex and the Visitors Center on Martin Luther King Boulevard; a 6+ acres parcel known as the Tybee Depot located along President Street south of the intersection with General McIntosh Boulevard; a 1+ acre triangular parcel known as the Captain Sam Site located just west of the Springfield Canal on the north side of Louisville Road; and the right-of-way for the River Street rail line from the Norfolk Southern Railroad. (See attached memo.) Recommend approval.

MISCELLANEOUS

27. Naming of Park. Recommend naming the new park in Cuyler-Brownville “Floyd “Pressboy” Adams Park” after Floyd Adams, Sr. The senior Mr. Adams grew up in the neighborhood and was representative of the many residents who contributed to Savannah. Naming the park after him would also recognize the leadership provided to the Cuyler-Brownville project by Mayor Floyd Adams, Jr. Recommend approval.
28. Final Plat. Recommend approval of the final plat for the major subdivision of Parcels MF-3, C-12, 1-2A (South), 1-2B (South) and Savannah Electric Power Company Sub-Station Parcel being a portion of International Paper Realty Corporation’s S.A. Allen, Inc. Tract and Godley #1 Tract. Recommend approval.

TRAFFIC ENGINEERING REPORTS

29. Traffic Control – Two New Streets at 32nd and 34th Street. Traffic Engineering has identified the need to name and control two newly created streets in the Cuyler – Brownville neighborhood.

Two newly created streets are located next to the new park between Ogeechee Road and Burroughs Street and between 32nd and 34th Streets. These streets require names and some type of traffic control to assign vehicles right-of-way in a positive manner.

Recommend naming the new streets “Cuyler Court” and “Brownville Court” and making traffic on them stop for traffic on 32nd and 34th Streets. (See attached map.) Recommend approval.

BIDS, CONTRACTS AND AGREEMENTS

- 29.1.** Port Wentworth Sewer Agreement. The Godley Tract, west of I-95 between Pooler and Port Wentworth, represents a substantial opportunity for additional population and development. An 827-acre area of the Godley Tract is located in Port Wentworth but is 5 miles from Port Wentworth's sewer service. The developer has asked Savannah to provide sewer service to the development, which will ultimately have 978 equivalent residential units consisting of a single family subdivision, multi-family apartments, and commercial uses. The developer and Port Wentworth will pay the costs.

The requested assistance is in Savannah's interest and can be accomplished by amending the Savannah's wholesale water agreement with Port Wentworth. Under the proposed agreement:

- Port Wentworth will deliver sanitary sewage to Savannah for treatment.
- The sewage must have originated within the development, and is limited to a maximum of 239,450 gallons per day.
- Port Wentworth will pay water and sewer tap-in fees as units in the development connect to the system (which at build-out will amount to over \$2.3 million in the tap-in fees).
- Port Wentworth will pay for sewage service at standard wholesale rates based on actual metered sewage delivered.

All costs incurred by Savannah to provide the sewer service will be recovered, plus a fair rate of return. All water and sewer lines required to serve this development will be paid for by the developer or this project. (See attached memo.) Recommend approval.

- 30.** Sidewalk Repair Contract – Department of Transportation. Sidewalks at the intersection of Victory Drive and Abercorn Street have been identified as a priority repair location. To lessen the \$67,460.00 repair cost, a contract has been arranged with the Georgia Department of Transportation (DOT). Recommend authorization for the City Manager to enter into a contract in the amount of \$26,099.00 with DOT for sidewalk repairs. Recommend approval.

- 30.1.** Medical Plan Administrative Services – Annual Contract. RFP No. 03.0291. Recommend awarding an annual contract to procure Third Party Administrative (TPA) Services and Stop Loss reinsurance from Paragon Benefits, Inc. in partnership with Palmer & Cay in the amount of \$646,110.00. The TPA provider handles employee medical claims and stop loss insurance protects the City against catastrophic claims.

Proposals were received November 4, 2003. This RFP has been advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days.

In total, 17 proposals were received and six were selected as responsive proposals which merited further consideration.

The proposers were:

B.P. Paragon	\$646,110.00
Taylor Benefit	\$568,314.00
CBCA	\$619,316.00
Benefit Support, Inc.	\$647,346.00
Harrington	\$670,501.00
United Group	\$680,718.00

COMPANY	EXPERIENCE	RESPONSIVENESS	PROCEDURES	TIMELINESS	FEE	TOTAL
Paragon (Palmer & Cay)	25	10	25	10	24	96
Taylor Benefit Resource	21	8	23	10	30	92
Harrington (Palmer & Cay)	21	8	23	10	21	87
United Group Programs, Inc.	21	8	23	10	18	87
Benefit Support	21	5	23	10	24	85
CBCA	21	7	20	10	27	85

A Pre-Bid Conference was conducted and 15 vendors attended.
Recommend approval.

31. Commercial Refuse Containers – Annual Contract Renewal – Bid No. 03.351.
Recommend renewing an annual contract to procure commercial refuse containers from Lewis Steelworks in the amount of \$45,015.00. The containers are needed to replace deteriorated units and expand the program.

Bids were originally received November 19, 2002. This bid was advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidders were:

L.B. Lewis Steelworks	\$	45,015.00
Bakers Waste Equipment	\$	48,048.55
Consolidated Disposal System	\$	50,487.70

Funds are available in the 2003 Budget, Account No. 7105-51250. A Pre-Bid Conference was not conducted as this is an annual contract renewal.
Recommend approval.

32. Concrete Sealing for Grayson Stadium – One Time Purchase – Bid No. 03.308. Recommend approval to procure concrete sealing from E & D Coatings in the amount of \$33,310.00. The concrete sealing is needed to seal the first base concrete bleacher area to prevent rain water leakage into the offices beneath the stands.

Bids were received November 12, 2003. This bid has been advertised, opened and reviewed. Delivery: 60 Days. Terms: Net-30 Days. The bidders were:

L.B.	E & D Coatings	\$	33,310.00
**	Vision Property Management	\$	37,450.00
	MOPAC	\$	38,100.00
	Metalcrafts	\$	46,485.00
	Concor	\$	50,500.00
	Midwest Maintenance	\$	58,810.00

Funds are available in the 2003 Budget, Account No. 6120-51245. A Pre-Bid Conference was conducted and 16 vendors attended. (**Indicates woman-owned business.) Recommend approval.

33. Roof Repairs – One Time Purchase – Bid No. 03.319. Recommend approval to procure roof repairs from Coastal Roofing Company in the amount of \$53,575.00. The repairs are needed on deteriorated roofs at Fire Station #8 (Bee Road) and the Bonaventure Cemetery administration building.

Bids were received November 18, 2003. This bid has been advertised, opened and reviewed. Delivery: 60 Days. Terms: Net-30 Days. The bidders were:

L.B.	Coastal Roofing	\$	53,575.00
	Delta Metals	\$	64,200.00
**	Southern Resources Roofing	\$	86,649.00

Funds are available in the 2003 Budget, Account No. PB724/725. A Pre-Bid Conference was conducted and five vendors attended. (**Indicates woman-owned business.) Recommend approval.

34. Blower for Wilshire Treatment Plant – One Time Purchase – Bid No. 03.293. Recommend approval to procure an aeration blower from Alloy Industrial Contractors in the amount of \$85,781.00. The aeration blower is needed to replace a deteriorated unit at the Wilshire Treatment Plant.

The reason for not selecting the low bidder is that Southeastern Industrial & Marine Services requested that their bid be withdrawn due to an error.

Bids were received October 28, 2003. This bid has been advertised, opened and reviewed. Delivery: 98 Days. Terms: Net-30 Days. The bidders were:

L.B. ** Alloy Industrial	\$	85,781.00
+ Southeast Industrial	\$	73,170.00

Funds are available in the 2003 Budget, Account No. SW719. A Pre-Bid Conference was conducted and three vendors attended. (**Indicates woman-owned business; +Indicates bidder withdrew their bid.) Recommend approval.

35. Pickup Truck for Buildings and Grounds – One Time Purchase – Bid No. 03.324. Recommend approval to procure one half-ton pickup truck from Allan Vigil Ford in the amount of \$14,443.00. The truck will be used by the Buildings and Grounds Department.

The reason for not selecting the low bidder is that Parkbuilt Truck Bodies did not submit a bid for a truck, but only for the bed liner.

Bids were received November 18, 2003. This bid has been advertised, opened and reviewed. Delivery: 45-60 Days. Terms: Net-30 Days. The bidders were:

L.B. * Allan Vigil Ford	\$	14,443.00
+ Parkbuilt Truck Bodies	\$	750.00
NeSmith Chevrolet	\$	14,931.85
* Legacy Ford	\$	15,134.00
Mike Davidson Ford/Sterling	\$	15,472.00
Butler Chrysler, Dodge, Jeep	\$	15,472.45
O C Welch Ford Lincoln Mercury	\$	15,557.00

Funds are available in the 2003 Budget, Account No. 913-9230-51515. A Pre-Bid Conference was conducted and no vendors attended. (*Indicates minority vendor; +Indicates low bidder not selected.) Recommend approval.

36. Long Term Disability Insurance - Annual Contract Renewal – Request For Proposal No. 03.341. Recommend renewing an annual contract to procure long term disability insurance from UNUM through CBCA (formerly USI Administrators) in the amount of \$73,021.00. Rates are \$.122 per \$100 payroll and are guaranteed for three years. The rates for the best proposer include the production of insurance certificate booklets to be distributed to employees. The other proposers submitted rates where the City would pay for the cost of producing the booklets.

The insurance plan guarantees that employees with one or more years of service who becomes totally and permanently disabled will receive a monthly benefit of at least 50% of their salary. The benefit is offset by other income benefits such as the pension plan, social security and worker's compensation.

The proposers were:

B.P. Unum (CBCSA formerly USI)	\$ 73,021.00
Unum (Hilb, Rogal and Hamilton)	\$ 73,021.00
Unum (Group Insurance Assoc.)	\$ 73,021.00
Unum (Gardian-Ingleby Financial)	\$ 73,021.00
Unum (Palmer & Cay)	\$ 73,556.00
Jefferson Pilot (Palmer & Cay)	\$ 122,593.00
Aetna	\$ 164,504.00

Criteria:	Responsiveness to Questions (25 pts)	Premium Rates (50 pts)	Insurance Financial Ratings (25 pts)	Total Score (100 pts)
Proposer:				
Hilb, Rogal and Hamilton Company - Unum	25	45	25	95
Group Insurance Associates Unum	25	45	25	95
Guardian-Inglesby Financial Group - Unum	25	45	25	95
Aetna	25	20	20	65
Palmer and Cay - Unum	25	45	25	95
Palmer and Cay - Jefferson-Pilot	10	25	0	35
USI Administrators - Unum	25	50	25	100

Funds are available in the 2003 Budget, Account No. LTD Self Insurance. A Pre-Proposal Conference was conducted and five vendors attended. Recommend approval.

37. Floor Care for Various Locations – Annual Contract – Bid No. 03.309. Recommend awarding an annual contract to procure floor care for various locations from CKC Janitorial (\$2,800.00), Almighty Cleaning (\$4,020.00), Randall Green (\$4,900.00), JMC Janitorial (\$9,816.00) and T.C. Janitorial (\$5,396.00) for a total of \$26,932.00. The floor care is needed for shampooing carpets and stripping and waxing floors at City Hall, Gamble Building, Community Services and City Lot.

The reason for not selecting the low bidder for City Hall tile is that Almighty Cleaning does not have experience in working with mosaic tile. Sister's Cleaning was not selected for the Gamble Building and City Lot floor services because they have no commercial experience. Felisco Cleaning was not

selected for City Hall tile because they have no experience. Almighty Cleaning and T.C. Janitorial bid below the cost of providing the specified City Lot floor services and CKC Enterprises was not selected for carpet cleaning for the City Lot due to poor performance on a prior contract at that location.

Bids were received November 12, 2003. This bid has been advertised, opened and reviewed. Delivery: As Needed. Terms: 2%-10 Net-30 Days. The bidders were:

		<u>City Hall Carpet</u>	<u>City Hall Tile</u>	<u>Gamble Carpet</u>	<u>Gamble Tile</u>	<u>Community Services</u>	<u>City Lot Carpet</u>	<u>City Lot Tile</u>
L.B.	* CKC Enterprises	\$3,800	<u>\$2,800</u>	\$5,200	\$2,600	\$3,200	\$2,800+	\$ 9,340
L.B.	* Almighty Cleaning	\$4,020	\$2,700+	<u>\$4,020</u>	\$2,900	\$2,200	\$1,600++	\$ 1,600++
L.B.	* Randall Green	No Bid	No Bid	\$6,304	<u>\$1,900</u>	\$6,000	<u>\$3,000</u>	\$14,000
L.B.	* JMC Janitorial	No Bid	No Bid	\$ 7,992	\$2,480	\$ 4,776	\$ 5,484	\$ <u>9,816</u>
L.B.	* T.C. Janitorial	\$ <u>3,640</u>	\$5,756	\$ 6,640	\$ 4,400	\$ <u>1,756</u>	\$ 1,740++	\$ 2,992++
	* Felisco Janitorial	\$ 4,840	\$2,800+	\$ 4,840	\$ 2,800	\$ 3,400	\$ 3,000	\$10,200
	* Sister's Cleaning	\$ 5,100	\$2,900	\$ 3,906+	\$ 820+	\$ 2,800	\$ 1,600+	\$ 5,100+
	* Hill & Eady	No Bid	No Bid	\$13,600	\$ 2,000	\$ 7,200	\$16,000	\$16,200
	* American Janitorial	\$10,160	\$3,920	\$ 8,500	\$12,068	\$ 2,480	\$ 5,680	\$15,360
	* Midnight Cleaning	No Bid	No Bid	No Bid	No Bid	\$12,480	No Bid	No Bid

Funds are available in the 2003 Budget, Account No. Various 51243. A Pre-Bid Conference was conducted and five vendors attended. (*Indicates minority vendor; +Indicates low bidder not selected; ++Indicates vendor bid below cost of providing specified services.) Recommend approval.

38. Drug and Alcohol Testing Services – Annual Contract – Request for Proposal No. 03.230. Recommend approval to terminate the contract with Doctor's Laboratory and award to the next highest rated bidder, Health Awareness Enterprises, Inc. in the amount of \$25,475.00. The drug and alcohol testing services will be used by Human Resources for pre-employment, commercial drivers license/Department of Transportation (CDL/DOT), random CDL, random safety sensitive, At Fault Accidents and For Cause testing.

There have been several instances when Doctor's Laboratory did not respond within one hour as required by the contract for after-hours At Fault Accidents and For Cause testing. Also, Doctor's Laboratory can no longer perform required DOT.

Proposals were received August 26, 2003. This proposal has been advertised, opened and reviewed. The proposers were:

B.P.	Health Awareness Enterprises, Inc.	\$	25,475.00
	+ Doctor's Laboratory	\$	25,300.00
	Safety First	\$	39,062.50
	Nationwide Testing Association, Inc.	\$	40,529.75

Criteria:	Fees	Qualifications & Experience	Service Availability	Reporting Capabilities	Total
Proposers	(30 pts)	(25 pts)	(30 pts)	(15 pts)	
Health Awareness Enterprises	20	22.5	27.5	13	83
Doctor's Laboratory	30	25	30	12	97
Safety First	16.5	20	15	12.5	64
Nationwide Testing Association	12.5	18	12.5	10	53

Funds are available in the 2003 Budget, Account No. 101-1103-51290. A Pre-Proposal Conference was conducted and six vendors attended. (+Indicates low bidder terminated.) Recommend approval.

39. Traffic Feasibility Study – One Time Purchase – Request for Proposal No. 03.254. Recommend approval to procure a traffic feasibility study from Day Wilburn Associates, Inc. in the amount of \$23,000.00. The traffic feasibility study is needed to analyze the impact of changing Price and East Broad Streets from one way to two way traffic flow.

Proposals were received October 7, 2003. This RFP has been advertised, opened and reviewed. Delivery: 60 Days. Terms: Net-30 Days. The proposers were:

B.P. Day Wilburn	\$	23,000.00
Wilbur Smith	\$	35,175.00
** Street Smarts	\$	35,950.00
DKS Associates	\$	41,500.00
Jordan, Jones & Goulding	\$	46,000.00
LAI Engineering	\$	56,600.00
Grice & Associates	\$	68,300.00
Parsons	\$	197,087.00

Criteria:	Qualifications/ Experience	Methodology	Timing	Fee	Total
Proposer	(40 pts)	(20 pts)	(10 pts)	(30 pts)	
Day Wilburn	37.0	18.0	8.0	30.0	93.0
DKS	35.0	18.0	8.0	16.6	77.6
Wilbur Smith	33.0	15.0	7.0	19.6	74.6
Street Smart	30.0	15.0	7.0	19.2	71.2
Jordan, Jones, Goulding	30.0	14.0	8.0	15.0	67.0
LAI	32.0	15.0	6.0	12.2	65.2
Parsons	35.0	18.0	7.0	3.5	63.5
Grice	30.0	15.0	7.0	10.1	61.1

Funds are available in the 2003 Budget, Account No. TE713. A Pre-Proposal Conference was conducted and eight vendors attended. (See attached memo. **Indicates woman-owned business.) Recommend approval.

40. Sewer Back Up Cleaning - Annual Contract Renewal - Bid No. B03.357. Recommend renewing an annual contract to procure sewer back up cleaning from Servicemaster of Savannah in the amount of \$15,200.00. The cleaning is needed to clean carpeting and flooring in residences and businesses after back ups from sewer lines.

Although only one bid was received, 45 solicitations were made and others could have bid.

Bids were originally received November 12, 2002. This bid was advertised, opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

L.B. Servicemaster \$ 15,200.00

Funds are available in the 2003 Budget, Account No. 2551-51295. A Pre-Bid Conference was not conducted as this is an annual contract renewal. Recommend approval.

41. Service Contract for Variable Frequency Drives – One Time Purchase –Sole Source. Recommend approval to procure a service contract from Robicon Company in the amount of \$23,718.00. The service contract is needed to maintain variable frequency drives used on various pumps at the I & D facility.

The reason why a sole source vendor is required is that this service is only available from the original equipment supplier.

The offer was received November 25, 2003. This bid has been opened and reviewed. Delivery: As Needed. Terms: Net-30 Days. The bidder was:

S.S. Robicon Company	\$	23,718.00
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Funds are available in the 2003 Budget, Account No. 2550-51240. A Pre-Bid Conference was not conducted as this is a sole source purchase. Recommend approval.

42. Street Lighting for Hope VI – One Time Purchase – Sole Source. Recommend approval to procure street lighting from Savannah Electric & Power in the amount of \$42,003.84. The street lighting is needed for the Hope VI infrastructure project.

The reason why a sole source vendor is required is that street lighting is available only from Savannah Electric.

Bids were received November 21, 2003. This bid has been opened and reviewed. Delivery: 30 Days. Terms: Net-30 Days. The bidder was:

S.S. Savannah Electric & Power	\$	42,003.84
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Funds are available in the 2003 Budget, Account No. OP641. A Pre-Bid Conference was not conducted as this is a sole source purchase. Recommend approval.

43. Athletic Equipment – Annual Contract – Bid No. 03.288. Recommend awarding an annual contract to procure athletic equipment from J.P. Sports (\$26,924.36), Sports Supply (\$19,491.21), Sports Master (\$6,901.82), Bill Fritz Sports (\$2,469.00), Flaghouse (\$2,245.86), Riddell All American (\$1,887.06) and Anaconda Sports (\$1,818.88) for a total of \$61,738.19. The athletic equipment will be used by the Leisure Services Bureau in 2004. The low bidder meeting specifications was selected for each item.

Bids were received October 14, 2003. This bid has been advertised, opened and reviewed. Delivery: 10 Days. Terms: Net-30 Days. The bidders were:

L.B. Anaconda Sports	\$	1,818.88
L.B. Riddell All American	\$	1,887.06
L.B. Flaghouse	\$	2,245.86
L.B. Bill Fritz Sports	\$	2,469.00
L.B. Sports Master	\$	6,901.82
L.B. Sports Supply	\$	19,491.21
L.B. JP Sports	\$	26,924.36

Gopher Sports	(Partial Bid)	\$	4,984.00
S & S Worldwide	(Partial Bid)	\$	5,173.14
Aluminum Athletic Equipment	(Partial Bid)	\$	10,482.00
Epic Sports	(Partial Bid)	\$	11,106.06

Funds are available in the 2003 Budget, Account No. 101-6102-51322. A Pre-Bid Conference was conducted and no vendors attended. Recommend approval.

44. West River Street Sidewalk Widening and Curb Realignment – Bid NO. 03.329. Recommend awarding a contract to procure sidewalk widening and curb realignment from Vision Management in the amount of \$27,740.24. The contract will be used by Streets Maintenance to widen the sidewalk and realign the curb in the 300 block of W. River Street to meet American with Disabilities Act (ADA) requirements.

Bids were received November 25, 2003. This bid has been advertised, opened and reviewed. Delivery: As Required. Terms: Net-30 Days. The bidders were:

L.B. ** Vision Management	\$	27,740.24
Savannah Paving Company	\$	35,010.00
Coastline Concrete Services	\$	36,823.50
** Kam Contracting, Inc.	\$	38,605.00
Griffin Contracting, Inc.	\$	54,964.80

Funds are available in the 2003 Budget, Account No. SP719. A Pre-Bid Conference was conducted and five vendors attended. (**Indicates woman-owned business.) Recommend approval.

45. Odor and Corrosion Study - One Time Purchase - Request For Proposal No. 03.0250. Recommend approval to procure consulting services to perform an odor and corrosion study from Hazen & Sawyer Environmental Engineers in the amount of \$19,000.00. The study is needed to collect and analyze data, perform pilot testing and make recommendations for odor and corrosion abatement in three targeted areas of the wastewater collection system.

Proposals were received September 23, 2003. This RFP has been advertised, opened and reviewed. Delivery: 100 Days. Terms: Net-30 Days. The proposers were:

B.P. Hazen & Sawyer	\$	19,000.00
EMC Engineering	\$	34,804.00
Malcolm Pirnie	\$	55,000.00
Welker & Associates	\$	56,460.00
Concurrent Technologies	\$	101,173.00
Municipal Design Group	\$	130,260.00

PROPOSER	QUALIFICATIONS/ EXPERIENCE (35 pts)	PROJECT APPROACH (10 pts)	PROJECT TEAM (20 PTS)	TIMING (10 pts)	FEE (25 pts)	TOTAL
Hazen & Sawyer	32.8	8.3	18.3	7.3	25.0	91.5
Malcolm Pirnie	35.0	10.0	20.0	8.0	8.6	81.6
Welker & Associates	27.8	8.0	17.3	8.3	8.4	69.7
Municipal Design	28.0	8.0	16.8	7.0	3.6	63.4
Concurrent Tech	24.3	7.8	15.0	6.5	4.7	58.2
EMC Engineering	11.3	4.5	7.5	5.5	13.6	58.2

Funds are available in the 2003 Budget, Account No. SW - 717. A Pre-Bid Conference was conducted and seven vendors attended. Recommend approval.

46. Water and Sewer Agreement – Taylor Row Townhouses. Taylor Row, LLC has requested a water and sewer agreement for Taylor Row Townhouses. The water and sewer systems have adequate capacity to serve this 10-equivalent residential unit development on Taylor Street. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format. Recommend approval.

ALCOHOLIC BEVERAGE LICENSE HEARINGS (Cont.)

47. (912) The Nine One Deuce. A hearing for Sandra Early to show cause why her application for a liquor, beer and wine (drink) license at 641 Indian Street, which had a 2003 liquor, beer and wine (drink) license and is located between Fahm and Warner Streets in District 1, should not be denied because the application is unclear with reference to the ownership and management of the business and the relationship or position of a person who appears to have some management responsibility but is not listed on the application. (Continued from November 25, 2003.)

City of Savannah
Summary of Solicitations and Responses
For December 18, 2003 Agenda

<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>Minority Vendor Available</u>	<u>Total Sent</u>	<u>Sent to Minority</u>	<u>Total Received</u>	<u>Received From Minority</u>	<u>Est. Award Value</u>	<u>Est. Min. Award</u>	<u>Low Bid Vendor Type</u>	<u>M/WBE Sub</u>	<u>Vendor Type</u>
B03.351	X	Commercial Refuse Containers	Yes	Yes	32	2	3	0	\$45,015.00	0	D	0	0
B03.308		Concrete Sealing for Grayson Stadium	Yes	Yes	25	13	6	1	\$33,310.00	0	B	0	0
B03.319		Roof Repairs	Yes	Yes	75	37	3	1	\$53,575.00	0	D	0	0
B03.293		Blower for Wilshire	Yes	Yes	111	14	2	1	\$85,781.00	\$85,781.00	F	0	0
B03.324		Pickup Truck For Buildings and Grounds	Yes	Yes	36	7	6	2	\$14,443.00	\$14,443.00	C	0	0
B03.341	X	Long Term Disability	Yes	No	21	0	6	0	\$73,021.00	0	D	0	0
B03.309	X	Floor Care For Various Locations	Yes	Yes	95	87	10	10	\$26,932.00	\$26,932.00	A	0	
B03.230	X	Drug and Alcohol Testing Services	Yes	Yes	15	2	4	0	\$25,475.00	0	B	0	0
B03.254		Traffic Feasibility Study	Yes	Yes	224	53	8	1	\$23,000.00	0	D	0	0

City of Savannah
Summary of Solicitations and Responses
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<u>Bid Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>Minority Vendor Available</u>	<u>Total Sent</u>	<u>Sent to Minority</u>	<u>Total Received</u>	<u>Received From Minority</u>	<u>Est. Award Value</u>	<u>Est. Min. Award</u>	<u>Low Bid Vendor Type</u>	<u>M/WBE Sub</u>	<u>Vendor Type</u>
B03.357	X	Sewer Backup Cleaning	Yes	Yes	45	8	1	0	\$15,200.00	0	B	0	0
Sole Source		Service Contract for Variable Frequency Drives	No	No	1	0	1	0	\$23,718.00	0	D	0	0
E.P.		Bull Gear Repair	Yes	No	1	0	1	0	\$25,000.00	0	B	0	0
Sole Source		Street Lighting For Hope VI	Yes	No	1	0	1	0	\$42,003.84	0	B	0	0
B03.288	X	Athletic Equipment	Yes	Yes	59	12	14	0	\$26,924.36	0	D	0	0
B03.329		West River Street Sidewalk Widening and Curb Realignment	Yes	Yes	53	29	5	2	\$27,740.24	\$27,740.24	F	0	0
B03.250		Odor and Corrosion Control Strudy	Yes	Yes	169	34	6	0	\$19,000.00	0	D	0	0
B03.291	X	Medical Plan Admin Svcs	Yes	Yes	48	14	6	0	\$646,110.00	0	D	0	0

VENDOR(S)*

- A. Local Minority
- B. Local Non-Minority
- C. Non-Local Minority
- D. Non-Local Non-Minority
- E. Woman Owned
- F. Non-Local Female

MEMORANDUM

TO: Mayor and Aldermen

FROM: Michael B. Brown, City Manager

SUBJECT: Battlefield Park Acquisition

DATE: December 18, 2003

A resolution is being added to today's agenda to authorize the purchase of the battlefield site on Martin Luther King Boulevard, the Tybee Depot on President Street south of General McIntosh Boulevard, the triangular parcel known as the Captain Sam site on Louisville Road, and the right-of-way for the River Street rail line from the Norfolk Southern Railroad.

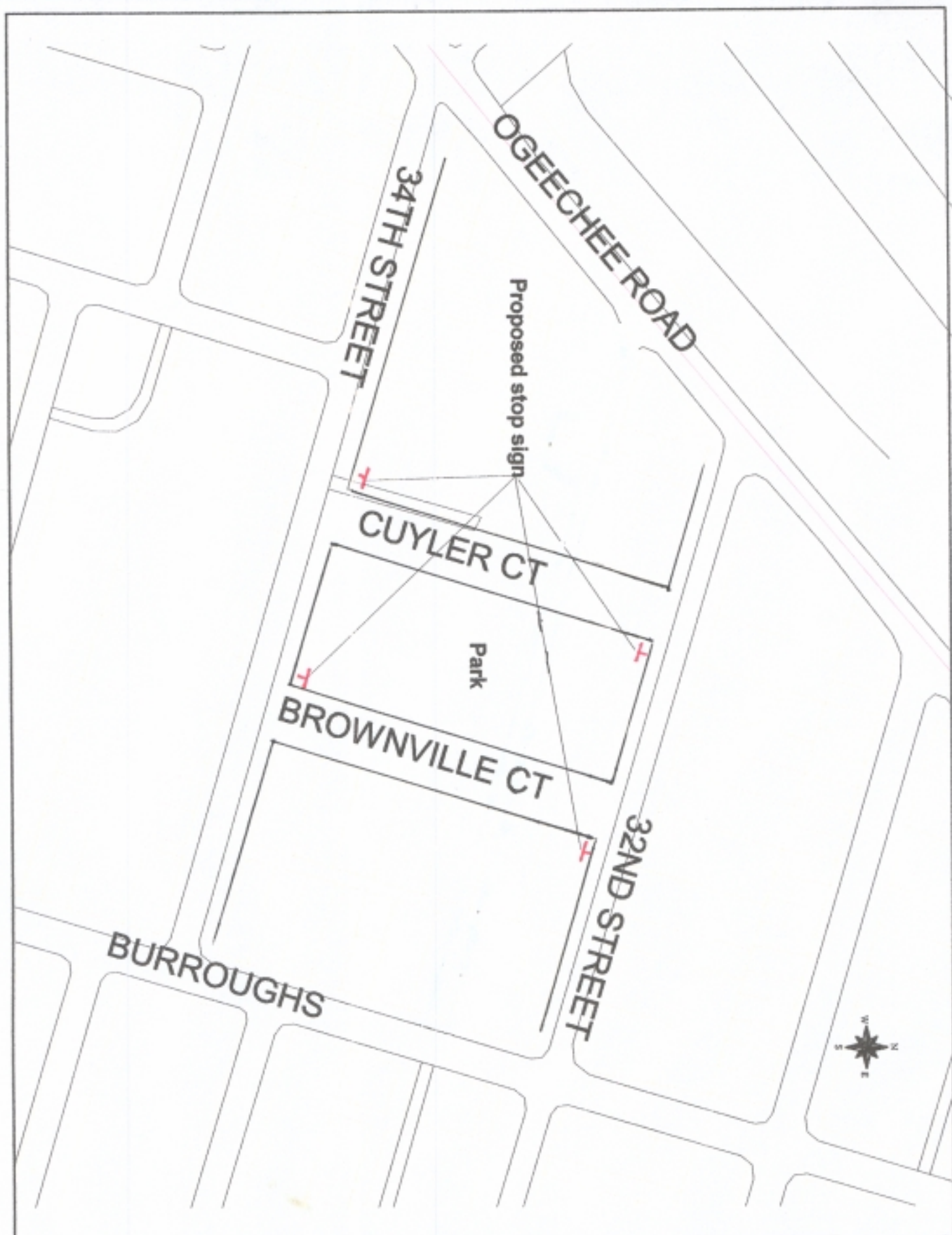
Between the 1830's and 1950's, the battlefield property was used for railroad activities including manufacture and maintenance of railroad cars and locomotives. During this period much of the property was filled using railroad debris and ash removed from steam boilers. Much of this fill material contained lead and some arsenic. The site is listed on Georgia's Hazardous Site Inventory and will require cleanup before it can be used as a park.

The purchase agreement was authorized by Council in 2002. It provided for a lengthy due diligence period to allow time to obtain approval of a corrective action plan by the Georgia Environmental Protection Division (EPD), and to take bids for carrying out the plan. Under the terms of the Purchase Contract, the City will contract for the cleanup, but Norfolk Southern will provide a \$2 million cleanup cost credit against the purchase price.

The clean-up contract calls for removal of all soil with contamination above a concentration specified by the EPD in the approved clean-up plan. The clean-up contractor will be compensated on a fixed-unit-price times the number of tons removed. It is known that at least 17,300 tons of material will need to be removed, and that the maximum that could be required for removal is 72,000 tons. Assuming that 44,650 tons must be removed (which is the consulting engineer's estimate), the total clean-up cost will be approximately \$1,900,000.

The contract provides for sharing the risk of the clean-up cost above the \$2 million dollar credit, and sharing the savings should the cost be below \$2 million. Norfolk Southern retains the first \$100,000 either above or below the \$2 million, with equal sharing outside of that range.

Since the clean-up cost bids now give a clear indication that the clean-up cost for the Battlefield Park site will be within the clean-up cost credit provided in the Purchase Contract, it is recommended that the City Manager be authorized to complete the purchase of the three properties and the River Street rail line right-of-way in accordance with the Purchase Contract.





City of Savannah Memorandum

TO: Michael Brown, City Manager

FROM: Julie Lamy, Administrator/Economic Development Department
Anne Roise, Director/Economic Development Department

THRU: Israel G. Small, Assistant City Manager/BPD

DATE: May 19, 2003

RE: **Traffic Flow on the East Broad and Price Street Corridors**

Background

For the past two months, City staff from three bureaus representing the Assistant City Manager's Office – Management & Financial Services, Public Development's Economic Development Department and Facilities Maintenance's Traffic Engineering Department presented information about traffic flow on the East Broad and Price Street corridors between Bay Street and Victory Drive. The attached presentation was developed for several reasons:

- Ongoing efforts to improve the City's neighborhoods.
- To support the development of the City's Economic Development Plan and analysis of economic development impediments along the City's targeted commercial corridors.
- Investment interest from the private sector to locate on the East Broad corridor if traffic flow is two-way.

The Presentations

Each presentation provided a historical context of the corridors and included information on traffic flow and its effect on:

- Neighborhood livability and cohesion
- Economic development, and
- Traffic engineering

Details of the presentation schedule follow.

Date	Audience	Approximate Number in Attendance
March 6	Midtown Neighborhood Association	25
March 11	Eastside Concerned Citizens	20
March 19	Dixon Park	5
March 25	Beach Institute	12
March 26	Thomas Square	10
April 29	E. Broad and Price Street Corridor Stakeholders	65

Note: Baldwin Park did not respond to requests for a meeting, but representatives from the neighborhood were present at the 4/29/03 meeting.

The April 29 special meeting was held at the Bull Street Library Auditorium and targeted the corridors' stakeholders. The City's Community Services Department distributed over 300 flyers for the April 29 special meeting to the following:

- Neighborhood associations along the corridors (Midtown, Eastside, Dixon Park, Beach Institute, Thomas Square, Baldwin Park)
- Churches along the corridors
- Residents and property owners along the corridors
- Historic Savannah Foundation
- Downtown Neighborhood Association
- Savannah Housing Authority
- Family Dollar

Presentations at the neighborhood association meetings and the special meeting served as an information sharing opportunity to spur a discussion on traffic flow along the two corridors. Audience feedback was sought to direct future City initiatives. If a majority of the audience favored two-way traffic flow, the City would move forward with traffic and economic development analyses.

Recommendation

Based on feedback from the six meetings, the process should move forward. The next steps are to:

1. Hire a consultant to conduct a traffic analysis of the proposed conversion.
2. Analyze the feasibility of developing available properties for commercial activities.

The above tasks will require a considerable amount of work as they would have to be done in the context of the entire plan for economic development in the area, as well as the existing traffic patterns along similar and adjacent corridors. Since the studies will require the expertise of a consultant, it will probably take several months to make any conclusions regarding the conversion of the corridors.

Please indicate your interest in moving forward with the above mentioned recommendations.

☐ Approved

☐ Not Approved


☐ Discuss

AR:JL

cc: Mike Weiner, Traffic Engineering Director

INTERDEPARTMENTAL MEMORANDUM

To: Mayor and Aldermen

From: Michael B. Brown, City Manager 

Subject: Port Wentworth Sewer Agreement and Water Service Status

Date: December 15, 2003

The Godley Tract, west of I-95 between Pooler and Port Wentworth, represents a substantial opportunity for additional population and new development. The City of Savannah is extending infrastructure and services to the 2,000-acre area.

An 827-acre area of the Godley Tract is located in Port Wentworth but is 5 miles from existing sewer service in Port Wentworth. The developer of the Godley area has therefore asked Savannah to provide sewer service to this small area with the costs to be completely paid for by the developer and Port Wentworth. This is in our interest and I recommend that we assist the developer and Port Wentworth as requested by approving an agreement.

Also, Port Wentworth, in cooperation with the City of Savannah, has made water service available to residents in the vicinity of Savannah's large water main. Savannah installed a smaller water line for residents along Monteith/Meinhard Roads to connect to and Port Wentworth has paid the Savannah for the entire cost of the project.

Sewer Agreement

In 2001 Savannah entered into an agreement to provide potable water on a wholesale basis to the City of Port Wentworth under the same terms and conditions as Savannah sells water to other governments. Port Wentworth is now purchasing potable water from Savannah to serve existing commercial establishments at the I-95 and Hwy 21 corridor and planned residential developments in the area. Recently, Port Wentworth and a developer requested that the agreement be amended to include sewage service for a planned development located on the Savannah/Port Wentworth border near the future intersection of Benton Drive and Highway 30. This development, named St. Augustine Forest, will consists of a total of 827 acres, of which

over \$2.3 million. Port Wentworth also shall pay for sewage service at standard wholesale rates based on actual metered sewage delivered. Thus, all costs incurred by Savannah to provide this service will be recovered, plus a fair rate of return. All water and sewer lines required to serve this development will be paid for by the developer or this project.

Water Service Status

In March of 2002, several Port Wentworth residents living in the Monteith/Meinhard Road areas expressed concern that a major water line (36" in diameter) would be constructed near their homes by Effingham County to convey water from Savannah to Effingham County. The residents were concerned because they did not then have access to municipal water service. The 36" water line will be owned by Savannah using Port Wentworth utility easements.

As an engineering matter, it would be poor engineering practice to provide water service to an individual home directly from a 36-inch diameter water main. The other issue was that the water main was owned by the City of Savannah and it would be inappropriate to connect Port Wentworth residents to a City of Savannah water main. Port Wentworth, at the time, had no plans or funding in place to extend water service to these residents.

In the spirit of intergovernmental cooperation, Savannah and Port Wentworth worked out an agreement to design and construct the water line to serve residents in the Monteith/Meinhard Road area. Savannah performed the water line work in-house at a total cost of \$38,000. Port Wentworth paid Savannah the entire amount after the project was completed.

Since the water line was installed, no residents along the Monteith/Meinhard Roads have applied for service; nor has there been any inquiries concerning connection fees. If the residents decide to connect to the Port Wentworth city water, the cost would be the standard Port Wentworth connection fee of \$350. There are no additional fees. Port Wentworth officials have told us that all of the residents have individual private wells and as long as they are working, they do not expect any applicants to connect to the Port Wentworth system. If there is a need, the water line and service are available.

Attached is a map showing:

- St. Augustine Forest area requesting sewer service
- Monteith/Meinhard Road area where city of Savannah installed water line for Port Wentworth.

